

# SPECIAL PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room on the first floor of the County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Wednesday, November 7, 2018, at 6:00 p.m.** to consider the following:

**CPRV-2016-0001**

## **REVIEW AND ADOPTION OF A NEW LOUDOUN COUNTY COMPREHENSIVE PLAN**

### **The Loudoun 2040 General Plan and The Loudoun 2040 Countywide Transportation Plan (Comprehensive Plan Review)**

Pursuant to Virginia Code §§15.2-2204, 15.2-2225, and 15.2-2229, a resolution adopted by the Board of Supervisors on March 1, 2016, and a Plan Charter approved by the Board of Supervisors on April 21, 2016 the Planning Commission hereby gives notice of its intent to consider the adoption of a new Comprehensive Plan to be referred to as the Loudoun 2040 Comprehensive Plan that will completely replace the current Loudoun County General Plan (revised July 23, 2001, as amended) (RGP) and the Loudoun County 2010 Countywide Transportation Plan (adopted June 15, 2010, as amended) (CTP) in order to establish new policies, actions, strategies, provisions and maps.

The Planning Commission is required to prepare a comprehensive plan for the physical development of the County. The plan is then recommended to the Board of Supervisors for its consideration and adoption. The plan has been prepared with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the County which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of its citizens. The comprehensive plan is to be reviewed periodically and if advisable, amended.

The County's current comprehensive plan includes the RGP as an overall land use guide for the County and the CTP as a comprehensive transportation plan for the County. In addition, the comprehensive plan includes various area plans and special subject plans adopted to supplement and expand upon the RGP. The County's comprehensive planning documents have been amended from time to time to better address particular concerns issues and opportunities. The purpose of this review is to establish new, and clarify, update and revise existing, County growth management strategies based on current information and issues. Among other matters, the Loudoun 2040 Comprehensive Plan is intended to promote long-term fiscal balance; to protect environmental, rural and heritage resources; to facilitate the creation of high-quality communities; and to ensure that the timing and location of new development is coordinated with the provision of an adequate level of public services and facilities.

The following is a general descriptive summary of each proposed chapter, the proposed reorganization of the chapters, and the new content of the proposed Loudoun 2040 Comprehensive Plan, which consists of the Loudoun 2040 General Plan and the Loudoun 2040 Countywide Transportation Plan:

## **DRAFT LOUDOUN 2040 GENERAL PLAN**

### **• Chapter 1, Introduction:**

- Establish a new policy hierarchy based on Policies, Strategies and Actions, designed to achieve a stated Vision that highlight the trends, influences and new approaches for a changing community.

### **• Chapter 2, Land Use:**

- Establish new policies, strategies and actions for Quality Development.
- Establish new policies, strategies and actions for Infill and Development to increase residential densities for infill properties with a focus on promoting and exploring smaller lots, more attainable and diverse housing to offset the limited amount of land designated for new housing, and opportunities for adaptive reuse.
- Establish new visions, policies, strategies, and actions for the following policy areas:
  - A new Urban Policy Area (UPA)
  - A redefined Suburban Policy Area (SPA)
  - A redefined Transition Policy Area (TRA)
  - A redefined Rural Policy Area (RPA)
  - Towns and Joint Land Management Areas (JLMA)
- Establish Place Types as a new more flexible land use model to guide the intent, form, character, and anticipated uses within each policy area.
- Establish new maps in regard to Policy Areas, Priority Commercial Redevelopment Areas, Urban Policy Areas Place Types, Suburban Policy Area Place Types, Transition Policy Area Place Types, Rural Policy Area Place Types, JLMA Place Types, Route 28 Tax District Area, and Conservation Easements in Rural Policy Area.

### **• Chapter 3, Natural and Heritage Resources:**

- Establish new policies, strategies and actions in regard to: water quality; ridgelines and existing tree cover; and the County's unique network of natural and heritage resources.
- Establish new maps in regard to Natural Resources, River and Stream Corridor Resources, Watersheds, Historic Districts, Airport Impact Overlay District, African American Historic Communities, Impaired Streams, and Limestone Overlay District.

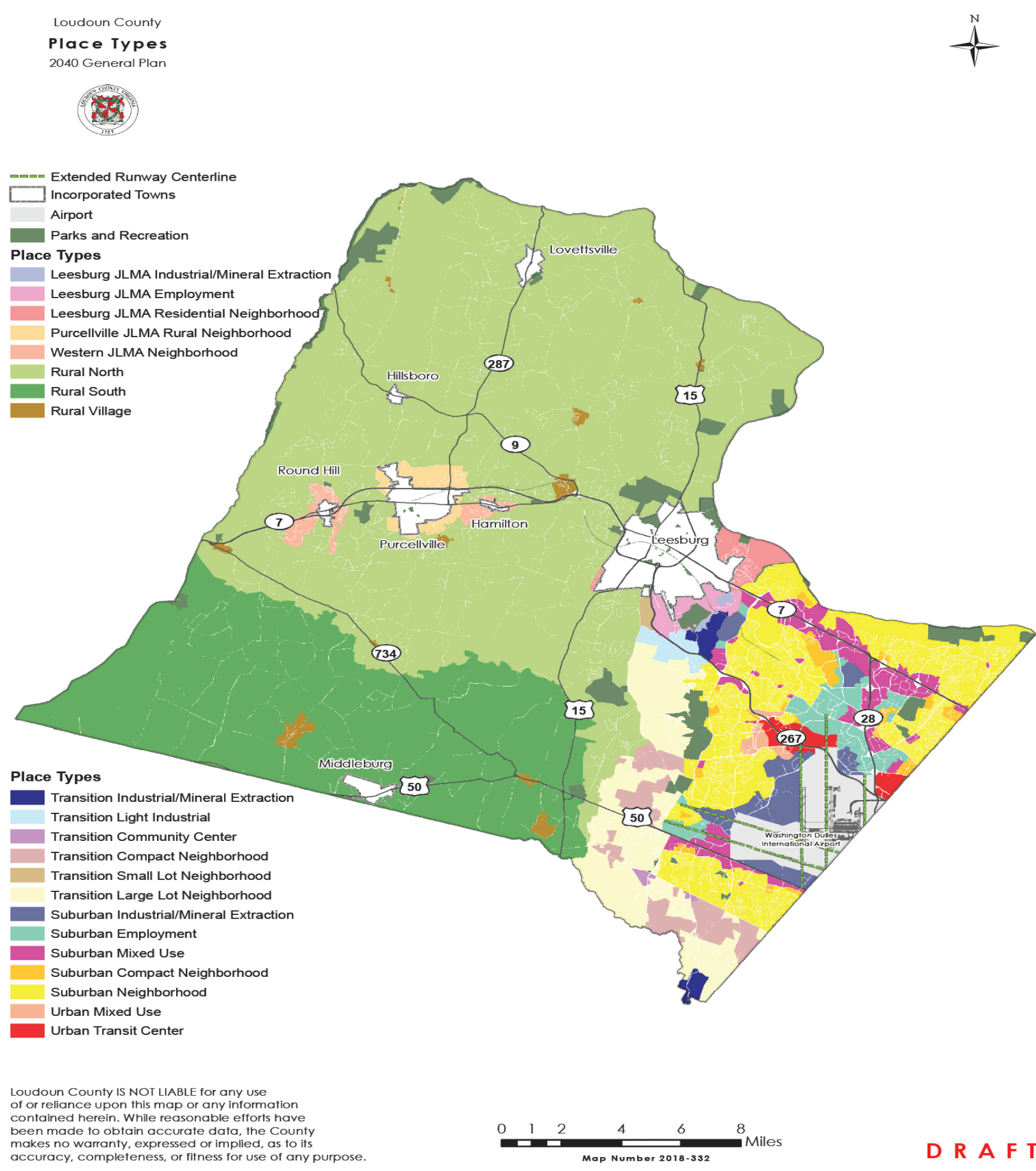
### **• Chapter 4, Housing:**

- Establish new policies, strategies and actions in regard to: diversity of housing types including affordable and workforce housing near jobs, schools, and transportation facilities; public/private partnerships; and incentives for overall increases in residential density to create a continuum of housing choices.

### **• Chapter 5, Economic Development:**

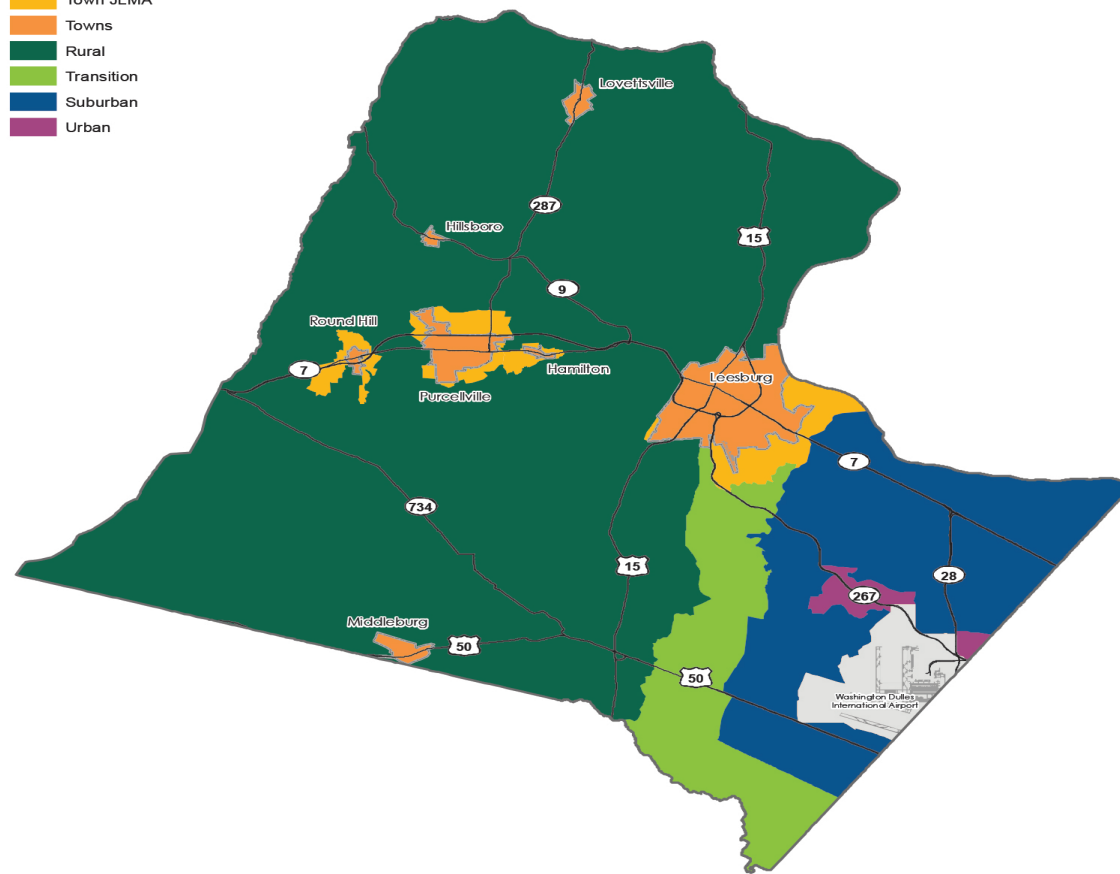
- Establish new policies, strategies and actions in regard to: economic leadership policies and strategies to continue the County's success as an economic leader in the region; diversification strategies to grow targeted industry clusters; analysis on emerging market opportunities; workforce development in response to critical needs of existing and future businesses; placemaking strategies to help create walkable amenity-rich places; and input from business leaders and community at-large.

- **Chapter 6, Fiscal Management and Public Infrastructure:**
  - Establish new policies, strategies and actions in regard to: innovation in public facility design, co-location, and shared use; publicly accessible and useable open space; funding to assist in acquisition of conservation easements or to defray costs to create easements; conversion of quarries to water reservoirs; alternative energy generation; visual impact of electrical substations and transmission lines; and use of open access conduit in new developments for future broadband.
  - Establish new maps in regard to: Existing Facilities, Small Area Plan Boundaries: 2018, Trails and Parks, and Water/Sewer Service Areas: 2018.
- **Chapter 7, Implementation of the Plan:**
  - Establish an implementation matrix that compiles the individual Policies, Strategies, and Actions described throughout the Loudoun 2040 General Plan and prioritizes, assigns responsibility, and tracks progress for each action item.
- **The Loudoun 2040 Comprehensive Plan Policy Maps:**
  - Establish a new Plan Areas and Place Types Maps.





- Town JLMA
- Towns
- Rural
- Transition
- Suburban
- Urban



Loudoun County IS NOT LIABLE for any use of or reliance upon this map or any information contained herein. While reasonable efforts have been made to obtain accurate data, the County makes no warranty, expressed or implied, as to its accuracy, completeness, or fitness for use of any purpose.

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Map Number 2018-155

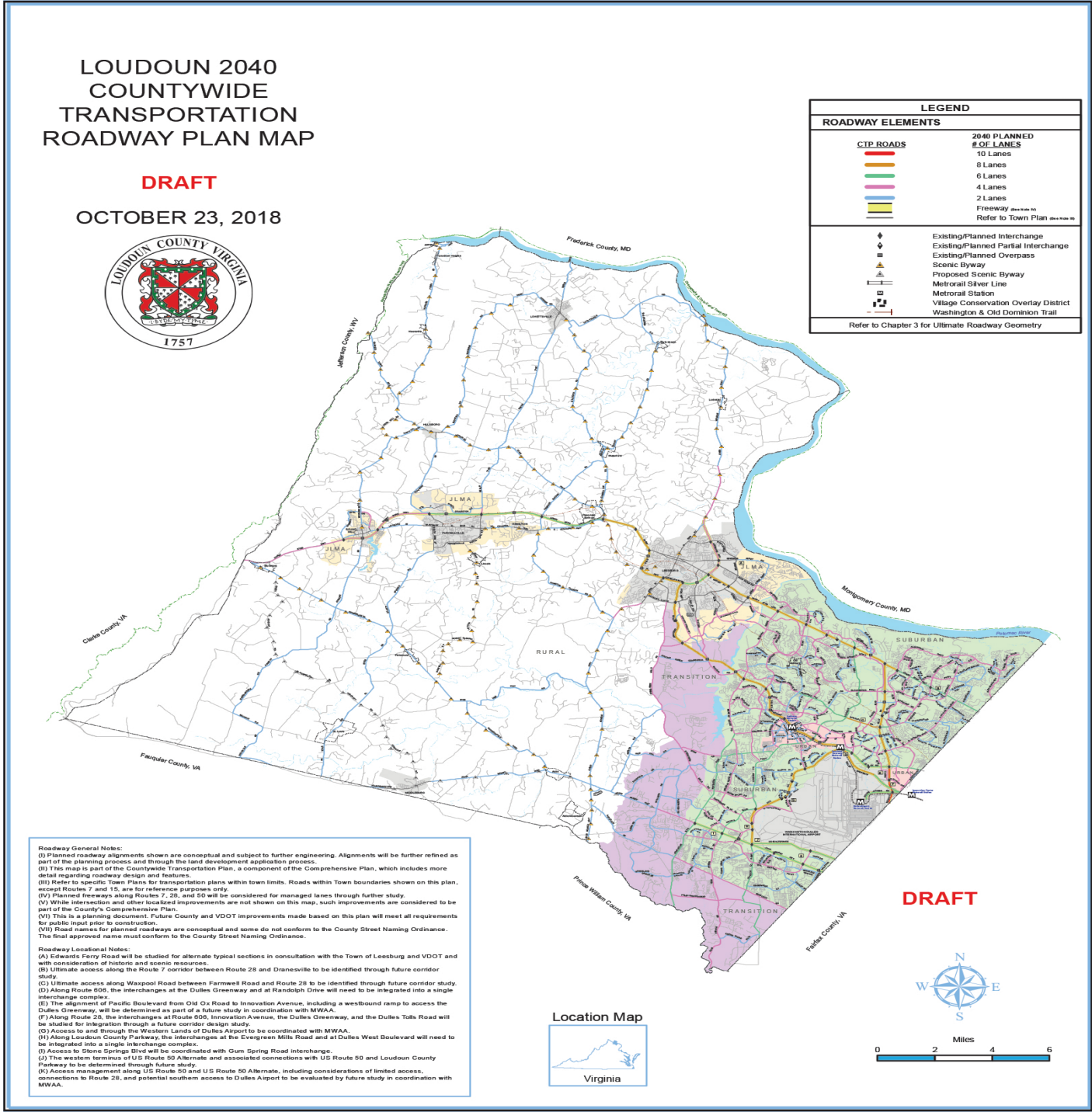
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## DRAFT LOUDOUN 2040 COUNTYWIDE TRANSPORTATION PLAN

- **Chapter 1, Introduction and Vision:**
  - Establish a new overarching vision to develop efficient infrastructure networks that safely connect people to places within the community, to the region, and to the world.
- **Chapter 2, Countywide Transportation Network:**
  - Establish new policies in regard to: the *Characteristics of Planned Roadways* to bring the *Motor Vehicle Plan*, *Bicycle and Pedestrian Plan*, and *Transit Infrastructure Plan* together to define how each planned corridor in the County will facilitate travel for each mode of transportation.
  - Establish new policies in regard to: a new roadway classification designated as: *Neighborhood Collector*, that applies to existing and planned at-grade collector roads that serve to provide access within a neighborhood, carry greater amounts of traffic than a typical neighborhood street, and require special consideration to ensure safety and multimodal access.
- **Chapter 3, The Built Environment – Transportation and Land Use:**
  - Establish new policies in regard to: a transportation system that considers not only facilities needs but appropriate design for the unique surrounding planned environments in the UPA, SPA, TPA, and RPA, as well as for the County’s incorporated Towns and the JLMAs.
  - Establish new policies in regard to: implementation of a context-sensitive multimodal transportation system with facilities that are designed to fit the natural and built environment in which they currently or are planned to exist; the needs of different users of the multimodal transportation system, and travel options along every route (roads, sidewalks, bike lanes, asphalt trails, and transit infrastructure) to ensure multimodal connectivity.
- **Chapter 4, Air Travel:**
  - Establish new policies in regard to: air travel, and Washington Dulles International Airport, Leesburg Executive Airport, and private air travel facilities.
  - Establish new policies in regard to: the addition of an extension of the Air and Space Museum Parkway as an arterial corridor between Sully Road (VA Route 28) and Loudoun County Parkway (VA Route 606), to be located generally along the south side of the Washington Dulles International Airport.
- **Chapter 5, Mitigating the Impacts of Development:**
  - Establish new policies in regard to: coordination with development applicants and the completion of planned transportation infrastructure to include specific policies for: Land Development Review, Traffic Studies, Proffers, Parking Standards and Traffic Management.
  - Establish new policies in regard to: Traffic Management and Operations Plans (TMOP) to mitigate the impacts of significant development proposals that may warrant substantial transportation system improvements based on peak usage, but would result in a substantially overbuilt network during most other times.



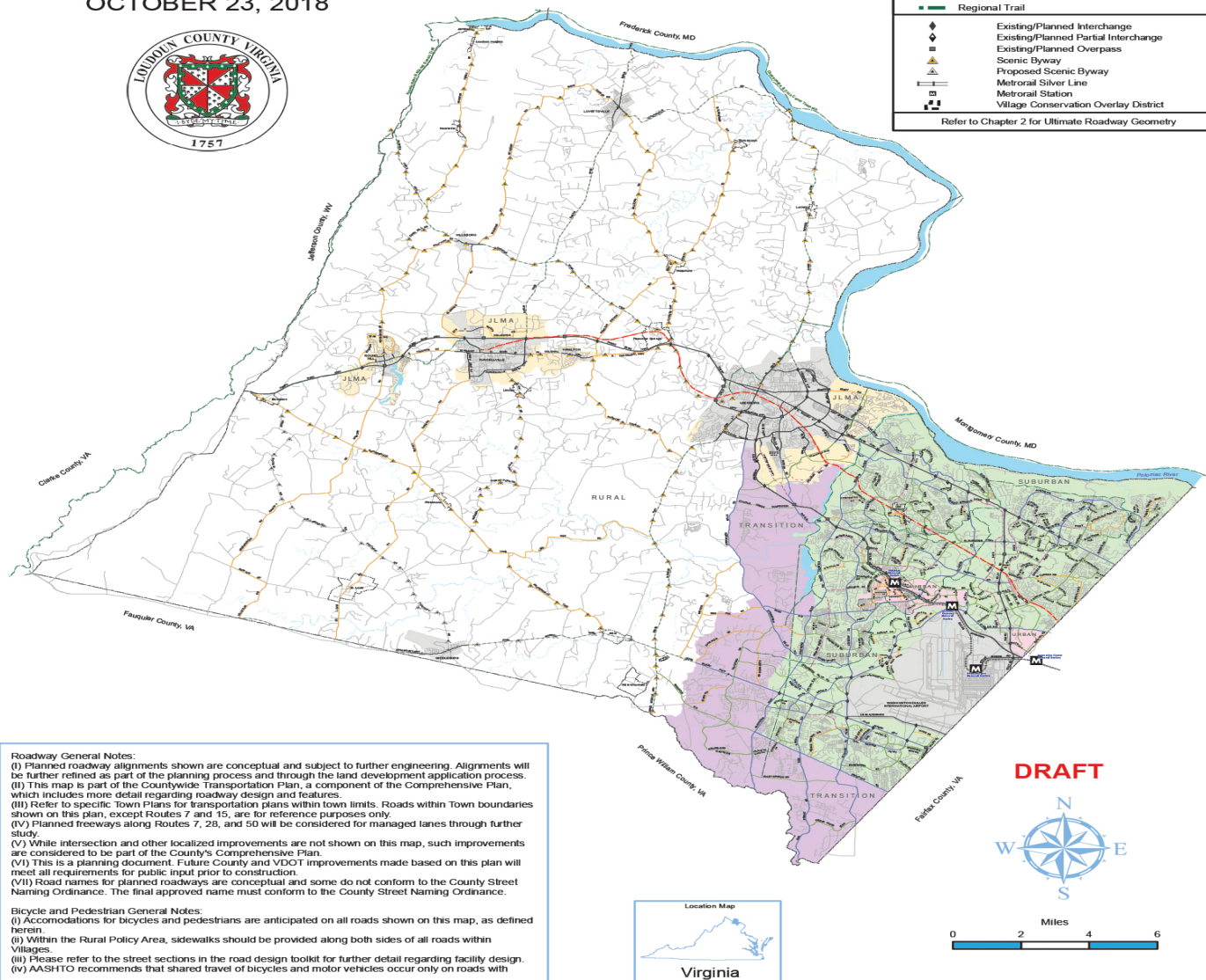
- **Chapter 6, Regional, State and Local Coordination:**
  - Establish new policies in regard to: regional transportation coordination to ensure that the County actively participates in transportation processes at the regional, state and local levels.
  - Establish new policies in regard to: a future Potomac River Crossing between Loudoun County and Montgomery County, Maryland.
- **Chapter 7, Environmental and Heritage Resources:**
  - Establish new policies in regard to: transportation-related impacts on environmental resources including air and water quality, noise exposure, and heritage resources.
  - Establish new policies in regard to: the identification of James Monroe Highway (US Route 15) as The Journey Through Hallowed Ground National Scenic Byway.
- **Chapter 8, Prioritizing and Funding:**
  - Establish new policies in regard to: the Board of Supervisors' development of the Capital Improvement Program (CIP) including prioritization of projects and funding opportunities.
  - Update various local, state, regional, federal and public-private funding sources to represent the current funding opportunities available to the County.
- **Chapter 9, Implementation of the Plan:**
  - Establish new policies and strategies in regard to: implementation of priority planned transportation projects including: corridor, environmental impact and alignment studies, modifications to land use plans and ordinances, and interjurisdictional coordination.
- **Planning Guidelines for Major Roadways Countywide:**
  - Establish new appendices to provide guidance for County staff, the development community, and the general public for the planning, design, and coordination of improvements to major roads within the County, including specific information for certain roadway segments (such as, without limitation, location, end points, policy area, functional classification, number of travel lanes, right-of-way, provision of bicycle and pedestrian facilities, and typical cross sections).
- **The Loudoun 2040 Countywide Transportation Plan Maps:**
  - Establish a new Loudoun 2040 Countrywide Transportation Roadway Plan Map and Loudoun 2040 Countrywide Transportation Bicycle and Pedestrian Plan Map.



# LOUDOUN 2040 COUNTYWIDE TRANSPORTATION BICYCLE AND PEDESTRIAN PLAN MAP

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OCTOBER 23, 2018



Full and complete copies of the above-referenced draft Loudoun 2040 Comprehensive Plan, including the Loudoun 2040 General Plan and Loudoun 2040 Countywide Transportation Plan, and related documents may be examined in the Loudoun County Department of Planning and Zoning, County Government Center, 1 Harrison Street, S.E., 3rd Floor, Leesburg, Virginia, from 8:30 AM to 5:00 PM, Monday through Friday or call 703-777-0246, or electronically at [www.loudoun.gov/lola](http://www.loudoun.gov/lola). This link also provides an additional opportunity for public input on active applications. Additionally, documents, staff reports, attachments and related documents may be viewed and downloaded electronically the week before the hearing at [www.loudoun.gov/pc](http://www.loudoun.gov/pc).

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning and Zoning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, PO Box 7000, Leesburg, Virginia 20177-7000, or by e-mail to [loudounpc@loudoun.gov](mailto:loudounpc@loudoun.gov). If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning and Zoning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning and Zoning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). In the event that the public hearing may not be held due to inclement weather or other conditions that make it hazardous for members to attend, the public hearing will be moved to Saturday, November 10, 2018 at 9:00 AM. The meeting will be held at a place determined by the Chairman.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning and Zoning at 703-777-0246. Please provide three days' notice.

BY ORDER OF: **CLIFF KEIRCE, CHAIRMAN**  
**LOUDOUN COUNTY PLANNING COMMISSION**